



Clifton Road

Henlow,
Bedfordshire, SG16 6BL
£300,000

country
properties

This beautifully presented two-bedroom Victorian cottage is situated in the highly sought-after village of Henlow. Updated throughout, the property benefits from a spacious living room, refitted kitchen, ground floor utility and bathroom, and two double bedrooms on the first floor. Outside boasts an approximately 70ft enclosed rear garden, garage and off-road parking. This property offers a perfect blend of period charm and contemporary living.

- Sought after village location
- Character Victorian 2 bedroom cottage
- Refitted Kitchen
- Garage and off road parking
- Well presented throughout
- Master bedroom with fitted wardrobes
- Countryside walks on your doorstep and well regarded Champneys health and spa resort nearby
- Easy access to A1 (M) and Arlesey/Letchworth mainline train stations with direct links to London St Pancras
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INTERNAL

GROUND FLOOR

Entrance Porch

Double glazed window to side. Wall light. Multi pane door into Living room.

Living Room

13' 0" x 11' 11" (3.96m x 3.64m) Double glazed window to the front aspect. Fitted carpet. Radiator. Two wall lights. Door into Kitchen.

Kitchen

12' 0" x 9' 4" (3.65m x 2.85m) A range of wall and base units with granite worksurfaces over. Inset stainless steel sink unit with swan neck mixer tap over. Tiled splashbacks. Built in electric oven and gas hob with stainless steel extractor hood over. Integrated dishwasher. Ceramic tiled flooring. Stairs rising to first floor with understairs storage space with built in worktop and tiled splashbacks. Double glazed window to rear. Opening to Inner lobby.

Inner Lobby

Storage cupboard with built in shelving. Door to Bathroom. Door to utility area.



Utility Room

10' 7" x 4' 8" (3.23m x 1.42m) Space and plumbing for washing machine. Space for fridge/freezer. Ceramic tiled flooring. Double glazed window to rear and UPVC double glazed door onto rear garden.

Bathroom

Part tiled bathroom with white suite comprising pedestal wash hand basin, low level WC and bath tub with shower over and glass screen to side. WC. Chrome heated towel rail. Obscure double glazed window to rear aspect Shaver point. Amtico flooring.

FIRST FLOOR

Landing

Loft access to part boarded loft space. Doors to both bedrooms.

Bedroom One

11' 11" x 10' 10" (3.64m x 3.31m) Master bedroom with double glazed window to front aspect. Fitted carpet. Fitted wardrobes with sliding doors. Radiator.

Bedroom Two

11' 3" x 9' 1" (3.42m x 2.76m) Double glazed window to rear aspect. Fitted carpet. Radiator. Fitted desc unit. Above head storage cupboard with wall mounted gas boiler.

OUTSIDE

Front Garden

Paved path to front door and low hedge screening to front.

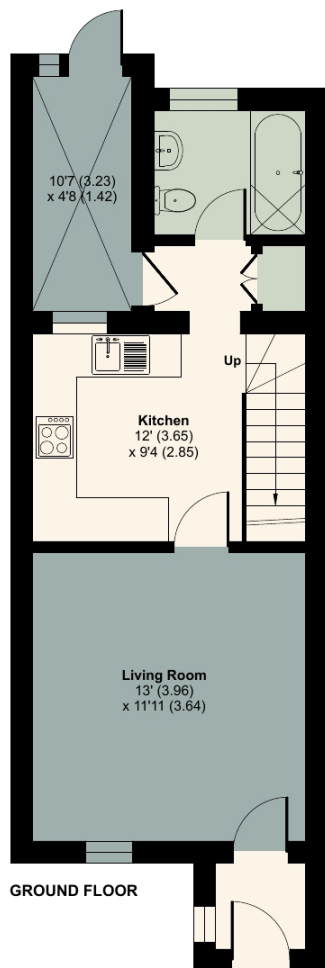
Rear Garden

Rear garden laid mainly to lawn, with flower and shrub borders. External power point. Paved patio area and paved pathway to gated access to garage and parking.

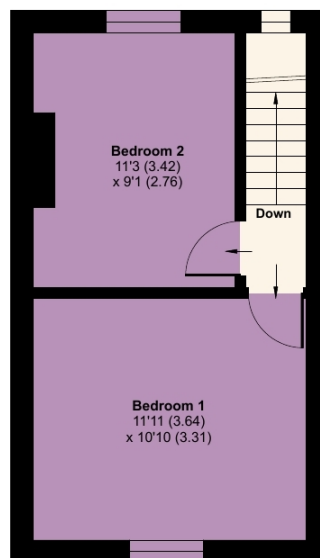
Garage and Parking

A brick built garage with remote control up and over door. Power and light. Personnel door onto rear garden. Paved off road parking space in front of the garage for up to two vehicles.

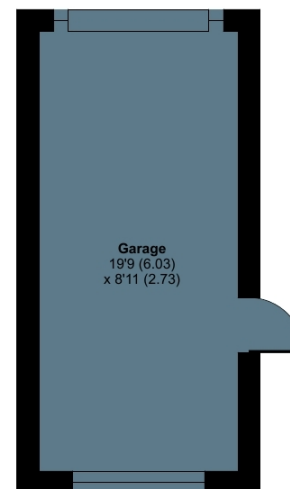




GROUND FLOOR



FIRST FLOOR



Approximate Area = 710 sq ft / 65.9 sq m
Garage = 177 sq ft / 16.4 sq m
Total = 887 sq ft / 82.3 sq m

For identification only - Not to scale

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	69
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	77
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n̄checom 2026. Produced for Country Properties. REF: 1494002



All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure

Viewing by appointment only

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